



**ACTION TAKEN on ATM MOTIONS
AT BOS MEETING OF 4-25-06
REPORTS**

ARTICLE 1: Town Reports/ Town Manager *Majority Vote Required*

That the Town accept the Reports of Town Officers, Boards and Committees for the calendar year 2005.

BOS & Fin Com recommend.

FINANCIAL (FY 2006)

ARTICLE 2: FY 2006 Budget Supplemental Appropriations *Majority Vote Required*

That the Town dismiss Article 2. **BoS recommend dismissal.**

ARTICLE 3: FY 2006 Budget Transfers *Majority Vote Required*

That the Town dismiss Article 3. **BoS recommend dismissal.**

ARTICLE 4: Unpaid Bills From Previous Fiscal Year(s) *4/5 Majority Vote Required*

That the Town appropriate from Free Cash the sum of \$2,300.00 (TWO THOUSAND THREE HUNDRED DOLLARS) to pay fees owed from previous fiscal years to the Department of Environmental Protection (DEP) for Phase V compliance at the existing highway facility in accordance with the provisions of MGL Chapter 44, Section 64.

BoS & FinCom recommend.

FINANCIAL (FY 2007)

ARTICLE 5: Amendment to the Wage and Classification Plan *Majority Vote Required*

That the Town take no action on Article 5.

BoS recommend dismissal.

ARTICLE 6: Fiscal Year 2007 Operating Budget *Majority Vote Required*

That the Town appropriate SEVENTY NINE MILLION FIVE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED NINETY ONE (\$79,517,191) DOLLARS for the operation and maintenance of Town Departments for the Fiscal Year July 1, 2006 through June 30, 2007, such sums to be expended for such purposes under the direction of the respective Town Officers, Boards and Committees and further that all items be raised and appropriated except for the following:

Department 171 Conservation Commission: \$3,600 shall be appropriated from Wetlands Protection Fees, Receipts Reserved for Appropriation.

Fund 240 Community Preservation Fund: \$798,082 shall be appropriated from Community Preservation Fund Revenue



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Fund 600 Water Enterprise Fund: \$2,586,000 shall be appropriated from Water Enterprise Revenue and \$489,812 shall be appropriated from Water Enterprise Free Cash.

Fund 640 Ambulance Enterprise Fund: \$475,000 shall be appropriated from Ambulance Enterprise Revenue.

BoS recommend amount of \$79,517,191.00. FinCom recommend.

ARTICLE 7: Property Tax Exemption Increase By 100% For The Blind, Elderly or Disabled Veterans/ Board of Assessors *Majority Vote Required*

That the Town accept the provisions of Chapter 73, Section 4 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, by providing for additional property exemptions for qualified residents who may be blind, elderly, surviving spouses or minors, or who are disabled veterans, and to continue the present percentage increase of 100%.

BoS Recommend; FinCom will revisit at meeting of 5/6/06.

ARTICLE 8: Decrease Interest Charged On Property Tax Deferrals For Seniors To Zero Percent Board of Assessors / *Majority Vote Required*

That the Town reduce the rate of interest that accrues on property taxes deferred by eligible seniors under MGL Chapter 59, Section 5 Clause 41A from 8% to 0%, with such reduced rate to apply to taxes assessed for any fiscal year beginning on or after July 1, 2006.

Tabled until BoS meeting of 5-6-06.

ARTICLE 9: Revolving Funds *Majority Vote Required*

That the Town, pursuant to MGL Chapter 44, Section 53E 1/2, establish revolving funds for the following departments for the specific purposes outlined below for the fiscal year beginning July 1, 2006 and ending June 30, 2007:

- A. Council On Aging – Adult Supportive Day Care Center: Fees received for the Supportive Day Care Program to be expended for the purpose of program maintenance and the hiring of necessary personnel and consulting services, said expenditures to be approved by the Council on Aging; and not to exceed ONE HUNDRED THOUSAND (\$100,000) DOLLARS during fiscal year 2007.
- B. Recycling Commission: Revenues received from the sale of recycled materials to be expended to meet the expenses of the recycling program, said expenditures to be approved by the Recycling Commission; and not to exceed TWENTY THOUSAND (\$20,000) DOLLARS during fiscal year 2007.
- C. Recreation Commission-Programs: Fees received for recreation programs to be expended for the purpose of program maintenance and the hiring of necessary personnel and consulting services, said expenditures to be approved by the



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Recreation Commission; and not to exceed TWO HUNDRED FIFTY THOUSAND (\$250,000) DOLLARS during fiscal year 2007.

- D. Recreation Commission-Field Maintenance: Fees received for Field Rental to be expended for the purpose of field maintenance and related hiring of necessary personnel and consulting services, said expenditures to be approved by the Recreation Commission and not to exceed ONE HUNDRED FIFTY THOUSAND (\$150,000) DOLLARS during fiscal year 2007.
- E. Town Manager-Westford Partnership for Children: Fees received for programs sponsored by the Westford Partnership for Children to be expended for the purpose of program materials, supplies, administration, staffing, and facility use, said expenditures to be approved by the Town Manager and not to exceed FOUR HUNDRED THOUSAND (\$400,000) DOLLARS during fiscal year 2007.
- F. School Department-Parking Fees: Fees received for student parking to be expended for the purpose of maintenance and expansion of parking facilities and any other related costs, said expenditures to be approved by the School Committee and not to exceed SIXTY THOUSAND (\$60,000) DOLLARS during fiscal year 2007.
- G. School Department-Bus Fees: Fees received for student bus transportation to be expended for the purpose of paying for the costs of providing student transportation, said expenditures to be approved by the School Committee and not to exceed SIX HUNDRED THOUSAND (\$600,000) DOLLARS during fiscal year 2007.

Tabled until BoS Meeting of 5-6-06.

ARTICLE 10: Highway Department Chapter 90 Funds

Majority Vote Required

That the Town appropriate the sum of FIVE HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED THIRTY THREE (\$527,333) DOLLARS from the proceeds due to the Town under the provisions of Highway Chapter 90.

BoS and FinCom recommend.

CPA FUNDS

**ARTICLE 11: Amendment To Existing Appropriation For
Special Needs Housing under Article 5 of
the Special Town Meeting of October 18,
2004 and Supplemental Appropriation**

Majority Vote Required

That the Town vote to amend the vote taken under Article 5 of the Special Town Meeting of October 18, 2004 by removing the following language:

“For the conversion of existing homes to special needs housing”

And replacing it with the following:

“For the acquisition, construction, and/or renovation of structures for special needs housing”.

And further:



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That the Town appropriate an additional sum of \$80,000.00 (EIGHTY THOUSAND DOLLARS) from the Community Housing Reserve Fund as follows:

BoS and FinCom recommend.

\$80,000	For the acquisition, construction, and/or renovation of structures for special needs housing	Affordable Housing Committee
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ARTICLE 12: Community Preservation Funds Recommendations

Majority Vote Required

That the Town vote, pursuant to MGL Chapter 44B, in accordance with the recommendations of the Westford Community Preservation Committee, to appropriate from Community Preservation Funds the sum of \$110,000.00 (ONE HUNDRED TEN THOUSAND DOLLARS) as follows:

\$ 20,000	For design funds for the Westford portion "Missing Link" of the Bruce Freeman Trail Phase II from Undesignated Fund Balance.	Parks, Recreation and Cemeteries
	"	
\$ 15,000	For Administrative Expenses for the Community Preservation Committee from Undesignated Fund Balance.	Community Preservation Committee
\$75,000	For the development and construction of senior, affordable housing units at Tadmuck Road from Community Housing Reserve Fund.	Westford Housing Authority

BoS recommend.

CAPITAL EXPENSES FY 2007

ARTICLE 13: Capital Requests/ Various Departments

Majority Vote Required

That the Town appropriate ONE MILLION THREE HUNDRED FIFTY ONE THOUSAND TWO HUNDRED TWENTY SEVEN (\$1,351,227) DOLLARS to provide for the following capital requests of Town departments in the following amounts:

DEPARTMENT	AMOUNT	PURPOSE
Technology	\$130,000	Hardware, software, maintenance and any other related costs
Town Clerk	\$8,566	Voting booth replacement, microfilm/records preservation and any other related costs
GIS	\$7,190	Hardware, software, maintenance and any other related costs
Police Department	\$134,800	Bullet proof vests, 3 cruisers and accessories and any other related costs
Ambulance	\$8,500	EMS Equipment and any other related costs
Enterprise Fund		
Westford Public Schools	\$800,000	Day School Roof replacement, Day & Robinson underground tank replacement and any other related costs



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Engineering	\$108,000	Roadway condition attribute data collection, Highway Garage Phase V remediation, Total Station and Data Collector and any other related costs
Library	\$50,765	Painting, Roofing, Replacement Carpeting, Replacement Heat Pumps, Stack Lighting and any other related costs
Parks, Recreation & Cemeteries	\$71,406	Compact Tractor, Loader and Backhoe and accessories, Collumbarium-Pine Grove Cemetery, and any other related costs
Land Management	\$25,000	Miscellaneous Capital-East Boston Camps
Historical Commission	\$7,000	Painting Cottage & Museum, Miscellaneous repairs

And further that all items be raised and appropriated except for the following:

Ambulance Enterprise Fund: \$8,500 shall be appropriated from Ambulance Enterprise Free Cash

Parks, Recreation & Cemeteries: \$10,000 shall be appropriated from Cemetery Perpetual Care Expendable Trust Fund and \$26,500 shall be appropriated from Cemetery Sale of Lots.

BoS recommend.

ARTICLE 14: Stepinski Acquisition

Majority Vote Required

That the Town take no action on Article 14.

BoS recommend dismissal.

ADMINISTRATIVE

ARTICLE 15: Intermunicipal Agreement For The Westford Town Center Sewer District/ Board of Selectmen

Majority Vote Required

That the Town authorize the Board of Selectmen to enter into an intermunicipal agreement, pursuant to MGL Chapter 40, Section 4A, between the Town and the Westford Town Center Sewer District, so as to permit the issuance of previously authorized bonds of the Town for the purpose of making sewer system improvements solely for the benefit of Town facilities located within said district.

BoS and FinCom recommend.

ARTICLE 16: Acceptance of Massachusetts General Laws Chapter 32B Section 18 relative to Health Insurance for Retirees/ Board of Selectmen

Majority Vote Required

That the Town take no action on Article 16.

BoS recommend dismissal.



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ARTICLE 17: Affordable Housing Trust Fund Powers and Trust Document/ Affordable Housing Trust Fund *2/3 Majority Required*

That the Town amend the authority and powers of the Affordable Housing Trust as set forth by vote taken under article 27 of the May 7, 2005 Annual Town Meeting by now authorizing the Affordable Housing Trust, solely through a majority vote of its Trustees, to purchase, sell, lease, exchange, transfer or convey any interest in real property and to incur debt, borrow money, grant mortgages or pledge trust assets upon a majority vote of the Trust up to the value of its assets.

Tabled to BoS Meeting of 5-6-06.

ARTICLE 18: Intermunicipal Agreement To Provide Public Health Services/ Board Of Health *Majority Vote Required*

That the Town, in accordance with MGL Chapter 40, Section 4A, authorize the Westford Board of Health to enter into an inter-municipal agreement with one or more other governmental units to provide public health services which the Board of Health is authorized to perform, in accordance with an Intermunicipal Mutual Aid agreement to be entered into between the Town and various governmental units;

BoS recommend; FinCom has no position.

ARTICLE 19: Establishment Of A Group Email Address/ By Petition *Majority Vote Required*

That the Town create an e-mail address for each of its elected or appointed boards. Correspondence sent to any of these said addresses shall be automatically forwarded to the e-mail addresses of voting and ex-officio members of that board. If any board member is unable or unwilling to provide an e-mail address for this purpose, any correspondence sent to the board e-mail address shall be distributed to said member according to that board's practice for distribution of correspondence.

A list of the board e-mail addresses shall be posted on the Town's website. Additionally, each board's website, provided one exists, shall display the e-mail address for that board. The Town shall be responsible for maintaining board e-mail addresses to reflect current board membership.

This petition shall go into effect within one month of its adoption at Town Meeting.

Nothing in this article shall be construed as obligating any board member to maintain a personal e-mail address or to make their personal email addresses available to the public;

BoS does not recommend (vote 3-no 1-yes, 1-abstain).

AMENDMENTS TO THE GENERAL BYLAWS

ARTICLE 20: Amend Chapter 145: Scenic Roads Section *Majority Vote Required*



**145.7 To Add Leland Road, Gould Road,
Chamberlain Road, Stony Brook Road, Hunt
Road and Frances Hill Road As Designated
Scenic Roads/ Planning Board**

That the Town amend Chapter 145.7 entitled "Scenic Roads in Westford" of the Town General Bylaws by designating Leland Road, Gould Road, Chamberlain Road, Stony Brook Road, Hunt Road and Frances Hill Road as scenic roads; and to add the said roads to the list of designated roads;

BoS recommend.

**ARTICLE 21: Formatting Changes To The Right to Farm
Bylaw Adopted At Annual Town Meeting
May 7, 2005, Including Designating The
Bylaw As Chapter 140/ Board of Selectmen**

Majority Vote Required

That the Town amend the Town of Westford, Massachusetts General By-Laws by designating the "Right to Farm By-Law", which was adopted under Article 26 of the May 7, 2005 Annual Town Meeting, as Chapter 140 of the Town of Westford, Massachusetts General By-Laws; and, further, by amending said Right to Farm By-Law by making the following changes as shown in the marked version below:

Chapter 140: Right To Farm

[Adopted 5-7-2005 ATM Art. 26]

§ 140.1 Legislative purpose and intent.

A. The purpose and intent of this **bylaw** is to state with emphasis the Right to Farm* accorded to all citizens of the Commonwealth under Article 97 of the Constitution, and all state statutes and regulations thereunder including but not limited to Massachusetts General Laws Chapter 40A, Section 3, Paragraph 1; Chapter 90, Section 9; Chapter 111, Section 125A, and Chapter 128 Section 1A. We the citizens of Westford restate and republish these rights pursuant to the Town's authority conferred by Article 89 of the Articles of Amendment of the Massachusetts Constitution ("Home Rule Amendment").

B. This **bylaw** encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of Westford by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies. This **bylaw** shall apply to all jurisdictional areas within the Town.

§ 140.2 Definitions.

A. The word "farm" shall include any parcel or contiguous parcels of land, or water* bodies used for the primary purpose of commercial agriculture, or accessory thereto.

B. The words "farming" or "agriculture" or their derivatives shall include, but not be limited to the following:

1. farming in all its branches and the cultivation and tillage of the soil

2. dairying

3. production, cultivation, growing, and harvesting of any agricultural, aquacultural, floricultural, viticultural, or horticultural commodities

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4.growing and harvesting of forest products upon forest land, and any other forestry or lumbering operations.

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5.raising of livestock including horses.

Deleted: ;

6.keeping of horses as a commercial enterprise.

Deleted: ; and

7.keeping and raising of poultry, swine, cattle, ratites (such as emus, ostriches and rheas) and camelids (such as llamas and camels), and other domesticated animals for food and other agricultural purposes, including bees and fur-bearing animals.

C. "Farming" shall encompass activities including, but not limited to, the following:

1.operation and transportation of slow-moving farm equipment over roads within the Town.

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2.control of pests, including, but not limited to, insects, weeds, predators and disease organism of plants and animals.

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Deleted: ;

3.application of manure, fertilizers and pesticides.

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4.conducting agriculture-related educational and farm-based recreational activities, including agri-tourism, provided that the activities are related to marketing the agricultural output or services of the farm.

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5.processing and packaging of the agricultural output of the farm and the operation of a farmer's market or farm stand including signage thereto.

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6.maintenance, repair, or storage of seasonal equipment, or apparatus owned or leased by the farm owner or manager used expressly for the purpose of propagation, processing, management, or sale of the agricultural products.

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7.on-farm relocation of earth and the clearing of ground for farming operations.

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§ 140.3 Right To Farm declaration.

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The Right to Farm is hereby recognized to exist within the Town of Westford. The above-described agricultural activities may occur on holidays, weekdays, and weekends by night or day and shall include the attendant incidental noise, odors, dust, and fumes associated with normally accepted agricultural practices. The benefits and protections of this bylaw are intended to apply exclusively to those commercial agricultural and farming operations and activities conducted in accordance with generally accepted agricultural practices. Moreover, nothing in this Right To Farm bylaw shall be deemed as acquiring any interest in land, or as imposing any land use regulation, which is properly the subject of state statute, regulation, or local zoning law.

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§ 140.4 Public notification.

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The Town shall use available media as appropriate to notify and educate the public regarding its commitment to encouraging:

A. the pursuit of agriculture

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B. the promotion of agriculture-based economic opportunities.

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C. the protection of farmlands within the Town of Westford by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies.

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This shall be one of the ongoing tasks of the Town's Agricultural Commission.

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§ 140.5 Resolution of disputes.

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A. Any person who seeks to complain about the operation of a farm may, notwithstanding pursuing any other available remedy, file a grievance with the Board of Selectmen, the Bylaw Enforcement Officer, or the Board of Health, depending upon the nature of the grievance. The filing of the grievance does not suspend the time within which to pursue any other available remedies that the aggrieved may have.

B. The Bylaw Enforcement Officer or Board of Selectmen may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the referring Town authority within an agreed-upon time frame.

Deleted: Zoning

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C. The Board of Health, except in cases of imminent danger or public health risk, may forward a copy of the grievance to the Agricultural Commission or its agent, which shall review and facilitate the resolution of the grievance, and report its recommendations to the Board of Health within an agreed-upon time frame.

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§ 140.6 Severability clause.

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If any part of this bylaw is for any reason held to be unconstitutional or invalid, such decision shall not affect the remainder of this bylaw. The Town of Westford hereby declares the provisions of this bylaw to be severable.

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BoS recommend.

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**E 22: Amend Chapter 171: Wetlands Section
171.2A To Increase Jurisdictional Boundary
From 100' to 200'; And Section 171.9 To
Amend The Definition Of Vernal Pool/
Conservation Commission**

Majority Vote Required

That the Town amend its non-zoning wetlands bylaw (Chapter 171, of the Town of Westford, Massachusetts General Bylaws) as follows:

Amend Section 171.2.A by deleting the term "vernal pool" where it currently appears between the words, "swamp" and "or beach" and adding the following phrase at the end of the existing paragraph

"or within two hundred (200) feet of any vernal pool."

And amend Section 171.9. (Definitions) by deleting the definition of "Vernal Pool" as it currently reads and replacing it as follows:

"The term "vernal pool" shall include, in addition to that already defined under the Wetlands Protection Act, G.L. Ch. 131, §40 and Regulations thereunder, 310 CMR 10.00, and as excerpted in the Massachusetts Aerial Photo Survey of Potential Vernal Pools, Massachusetts Natural Heritage & Endangered Species Program, 2001, any confined basin or depression not occurring in existing lawns, gardens, landscaped areas, or



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driveways which, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, contains 200 cubic feet of water at some time during most years (an isolated wetland may be determined to be a vernal pool even though it has less than 200 cubic feet of water at some time most years), is free of adult predatory fish populations, and provides essential breeding and rearing habitat functions for amphibian, reptile or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Wildlife and Fisheries, Natural Heritage and Endangered Species Program. The presumption of essential habitat value may be overcome by the presentation of credible evidence which in the judgment of the Commission demonstrates that the basin or depression does not provide the habitat functions as specified in the Bylaw regulations. The adjacent upland resource area for vernal pools shall extend 200 feet from the mean annual high-water line defining the depression, or one-half of the distance between the vernal pool and any existing house foundation, whichever is greater. In either case the adjacent upland resource area for vernal pools shall not extend over lawns, gardens, landscaped or developed areas existing at the time of the adoption of these regulations”;

- ARTICLE 23: Amend Chapter 38: Personnel/ *By Petition* Majority Vote Required**
That the Town ammend Chapter 38 of the General Bylaws of the Town of Massachusettes entitled “Personnel Bylaw” to reflect consistency with the Town Charter and any and all Policies and Procedures related to personnel;
BoS to make recommendation at ATM.

STREET ACCEPTANCE

- ARTICLE 24: Accept Trailside Way As Town Road/ *Board of Selectmen* Majority Vote Required**
That the Town, pursuant to MGL Chapter 82, Section 21, accept Trailside Way as a town public way and authorize the Board of Selectmen to accept the deed to the Town of the said way.
BoS to make recommendation at ATM after Public Hearing on 4/28/06.

ZONING BYLAW AMENDMENT

- ARTICLE 25: Amend The Period Of Affordability In Section 7.2 Flexible Development Of The Zoning Bylaw/ *Planning Board* 2/3 Majority Vote Required**
That the Town amend the Zoning By-Law by making the following changes:
1. In SECTION 7.2.8, AFFORDABLE COMPONENT, delete the text “for a period not less then thirty (30) years” and replace said text with “in perpetuity”.



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2. In SECTION 7.2.8, AFFORDABLE COMPONENT, delete the text "The thirty (30) year restriction" and replace said text with "The perpetuity restriction".

BoS recommend.

ARTICLE 26: Amend The Period Of Affordability In Section 8.4 Senior Residential Multifamily Overlay District Of The Zoning Bylaw/ Planning Board *2/3 Majority Vote Required*

That the Town amend the Zoning By-Law by making the following changes:

1. In SECTION 8.4.6.16, AFFORDABLE UNITS, delete the text "for a period not less than thirty (30) years" and replace with "in perpetuity".
2. In SECTION 8.4.6.16, AFFORDABLE UNITS delete the text "The thirty year restriction" and replace said text with "The perpetuity restriction".

BoS recommend.

ARTICLE 27: Amend The Period Of Affordability In Section 8.5 Mill Conversion Overlay District Of The Zoning Bylaw/ Planning Board *2/3 Majority Vote Required*

That the Town amend the Zoning By-Law by making the following changes:

1. In SECTION 8.5.13, AFFORDABLE DWELLING UNITS, delete the text "for a period not less than thirty (30) years in the following manner:" and replace with "in perpetuity."
2. In SECTION 8.5.13.4, AFFORDABLE DWELLING UNITS, delete the text "thirty year" and replace with "perpetuity".

BoS recommend.

LAND USE, ACQUISITIONS AND EASEMENTS

ARTICLE 28: Drainage Easements at Brookview Drive/ Board Of Selectmen *Majority Vote Required*

That the Town take no action on Article 28.

Bos recommend dismissal.

ARTICLE 29: Roadway, Sidewalk And Utility Easements On Tadmuck Road and Route 110/Littleton Road/ Board Of Selectmen *2/3 Majority Vote Required*

That the Town authorize the Board of Selectmen to acquire by gift, purchase or eminent domain certain rights in fee or by easement on properties located along Route 110 (Littleton Road) from the Littleton Town line to the Chelmsford Town Line and inclusive of any parcels that are within 500 feet of the centerline of the Route 110 right-of-way centerline for the purpose of obtaining secure permanent roadway, sidewalk, and utility easements, for the construction and maintenance of roadway, sidewalk, and utilities on Route 110.



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BoS recommend.

ARTICLE 30: Gas And Water Easements At 30 North Street/ Board Of Selectmen
That the Town take no action on Article 30.

Majority Vote Required

BoS recommend dismissal.

ARTICLE 31: Restrictive Covenant On Land To Compensate For Land Being Used For The New Cameron Senior Center Septic System

Majority Vote Required

That the Town approve the grant to a qualified entity of a perpetual nitrogen loading and restriction easement through a conservation restriction as authorized under MGL Ch. 184, s. 31-33 on all or a portion of Town owned land under the care and custody of the Conservation Commission located off Milot Road identified as being shown as Parcel 10.1 on Westford Assessors' Map number 25 (also sometimes referred to as the "Russell Bird Sanctuary") so as to meet the requirements of Title 5 of the State Environmental Code, 310 CMR 15.00 regarding aggregation of flows and nitrogen loading so as to allow for the installation of a new septic system at the Cameron Senior Center at 20 Pleasant St.; and

That the Town authorize the Board of Selectmen to file special legislation with the General Court authorizing the grant of said perpetual nitrogen loading and restriction easement through a conservation restriction as authorized under MGL Ch. 184, s. 31-33 on all or a portion of Town owned land under the care and custody of the Conservation Commission identified as being shown as Parcel 10.1 on Westford Assessors' Map number 25.

BoS and FinCom recommend.